

Chestnut Creek

Location: West side of Scott Road

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price	Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
1	S, P	85		Available	\$ 79,900	31	S	80		Available	\$ 79,900
2	S, P	85		Hold	\$ 85,900	32	S, L	75		Hold	\$ 119,900
3	S, P	85		Available	\$ 85,900	33	S, L	90		Hold	\$ 119,900
4	S, P	85		Hold	\$ 85,900	34	S, L	90		Pending	\$ 119,900
5	S, P	80		Available	\$ 85,900	35	S, L	90		Pending	\$ 119,900
6	S, P	80		Available	\$ 79,900	36	S, L	90		Pending	\$ 119,900
10	S	85		Pending	\$ 79,900	37	S, L	90		Pending	\$ 119,900
11	S	85		Pending	\$ 84,900	38	S, L	90		Hold	\$ 119,900
12	S, L	85		Pending	\$ 89,900	39	S, L	90		Pending	\$ 119,900
13	S, L	85		Pending	\$ 89,900	40	S, L	90		Pending	\$ 119,900
14	S, L	85		Pending	\$ 89,900	41	S, L	90		Available	\$ 119,900
15	S	105		Hold	\$ 69,900	42	S, L	90		Available	\$ 119,900
16	S, L	80		Hold	\$ 89,900	43	S, L	90		Available	\$ 109,900
17	S, L	80		Hold	\$ 89,900	44	C, S	90		Available	\$ 99,900
18	S, L	80		Hold	\$ 89,900	45	C,S,P	101		Available	\$ 145,900
19	S, L	80		Hold	\$ 79,900	46	C,S,P	100		Available	\$ 149,900
20	S, L	80		Hold	\$ 79,900	47	C,S,P	100		Hold	\$ 149,900
21	S, L	80		Hold	\$ 89,900	48	C,S,P	100		Hold	\$ 149,900
22	S, L	80		Hold	\$ 89,900	49	C,S,P	100		Pending	\$ 159,900
23	S, L	80		Hold	\$ 89,900	50	C, S	100		Pending	\$ 149,900
24	S, P	80		Hold	\$ 89,900	51	C, S	100		Pending	\$ 169,900
25	S, P	80		Hold	\$ 92,900	52	C, S	100		Available	\$ 149,900
26	S, P	80		Hold	\$ 92,900	53	C,S,P	100		Available	\$ 149,900
27	S, P	80		Available	\$ 92,900	54	C,S,P	100		Available	\$ 149,900
28	S, P	80		Hold	\$ 92,900	55	C,S,P	100		Hold	\$ 149,900
29	S, P	80		Available	\$ 92,900	56	S, L	100		Pending	\$ 119,900
30	S, P	80		Available	\$ 92,900	57	S, L	95		Pending	\$ 119,900
						58	S, L	90		Pending	\$ 119,900
						59	S, L	90		Pending	\$ 119,900
						60	S, L	90		Available	\$ 119,900

** Basement lots have a pad buit 35' from the build line.

Features: C = Cul De Sac; D = Daylight; P = Park; L = Lake; S = Sidewalk; W = Woods; WO = Walkout

Minimum Square Footage Requirements

Lot Numbers 1 Story 2 Story
 2,200 2,600 sf with 1,800 on 1st floor

Attached Garage 660 sf

Additional Information

Each home must have either brick, masonry, or wood on the front elevation unless otherwise approved by Architectural Committee.

Annual Community Association Dues: \$TBD

Each home shall have planted at least twelve (12) well developed shrubs

Southwest Allen County Schools

Prices specifically exclude sidewalks, water and sewer tap fees, and permit and utility fees

Fall = Difference between curb height + 1 ft and lowest point on lot or FPG, whichever is less.

North Eastern Group

10808 La Cabreah Lane, Fort Wayne, IN 46845

Contact: Kim Ward (260) 489-7095 x 347

www.northeasterngroup.com

Effective as of: 03/06/20

This pricing sheet is for information purposes only. The fall is approximate and should be confirmed before lot closing and final construction planning occurs.

SIDEWALK REQUIREMENTS SHOULD BE VERIFIED IN COVENANTS AND RESTRICTIONS

Chestnut Creek

Location: West side of Scott Road

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
61	S, L	85		Pending	\$ 109,900
62	S, P	85		Available	\$ 109,900
63	S, P	85		Available	\$ 109,900
64	S, P	85		Available	\$ 109,900
65	S, P	85		Available	\$ 109,900
66	S	85		Pending	\$ 85,900
67	S	85		Pending	\$ 85,900
68	S	85		hold	\$ 85,900
69	S	85		Available	\$ 72,900
70	S, P	90		Available	\$ 99,900
71	S, P	90		Available	\$ 99,900
72	S, P	90		Available	\$ 99,900
73	C, S, P	90		Available	\$ 99,900
74	C, S, P	90		Pending	\$ 119,900
76	C, S, P	90		Pending	\$ 119,900
77	C, S, P	90		Pending	\$ 119,900
78	C, S, P	90		Pending	\$ 119,900
79	C, S, P	85		Pending	\$ 114,900
80	C, S, P	85		Pending	\$ 114,900
81	C, S, P	85		Pending	\$ 114,900
82	C, S, P	85		Pending	\$ 114,900
83	C, S, P	85		Pending	\$ 114,900

Lot #	Lot Features	Building	Approx Fall	Status/Owner	Retail Price
84	C, S, P	85		Hold	\$ 119,900
85	C, S, P	85		Hold	\$ 114,900
86	C, S, P	85		Hold	\$ 89,900
87	C, S	85		Pending	\$ 99,900
88	C, S	85		Hold	\$ 99,900
89	C, S, L	85		Hold	\$ 105,900
90	C, S, L	89		Hold	\$ 114,900
91	C, S, L	85		Pending	\$ 114,900
92	C, S, L	85		Pending	\$ 114,900
93	C, S, L	85		Pending	\$ 114,900
94	C, S, L	85		Hold	\$ 114,900
95	C, S, L	85		Hold	\$ 114,900
96	C, S, L	85		Pending	\$ 114,900
97	C, S, L	86		Hold	\$ 105,900
98	C, S	100		Hold	\$ 69,900
145	S	95		Available	\$69,900
146	S	85		Available	\$79,900
301		125		Hold	\$ 169,900
302		131		Hold	\$ 149,900
303		140		Hold	\$ 149,900

Features: C = Cul De Sac; D = Daylight; P = Park; L = Lake; S = Sidewalk; W = Woods; WO = Walkout

Minimum Square Footage Requirements

Lot Numbers 1 Story 2 Story
 2,200 2,600 sf with 1,800 on 1st floor

Attached Garage 660 sf

Additional Information

Each home must have either brick, masonry, or wood on the front elevation unless otherwise approved by Architectural Committee.

Annual Community Association Dues: \$650

Each home shall have planted at least twelve (12) well developed shrubs

Southwest Allen County Schools

Prices specifically exclude sidewalks, water and sewer tap fees, and permit and utility fees

Fall = Difference between curb height + 1 ft and lowest point on lot or FPG, whichever is less.

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